

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021060668

Project Title: Alexandria Center for Life Science Project

Lead Agency: City of San Carlos

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Phone Number: 650-802-4207

Project Location: San Carlos

*City*

San Mateo

*County*

Project Description (Proposed actions, location, and/or consequences).

The approximately 25.34-acre site is bounded by Industrial Road to the east, Commercial Street to the north, Old County Road to the west, and Pulgas Creek to the south. The project sponsor, ARE-San Francisco No. 88, LLC., proposes to remove existing commercial and industrial buildings and to construct a new office/R&D campus including six life science office/R&D buildings with a total of approximately 1,603,375 square feet (gross floor area) of building space, 4,500 square feet of retail/commercial space, and 11,543 square feet of amenity space, which may include a daycare. Other improvements include two above-grade parking structures, open space and stormwater management including improvements to Pulgas Creek, pedestrian and bicycle connections, landscaping, and circulation/parking elements.

The proposed project is consistent with the existing General Plan designation at the site under a Conditional Use Permit. The applicant is proposing approval under a Planned Development (PD) rezone, which would define development standards including intensity, height, setbacks, etc.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant project impacts would be largely limited to construction-period disturbance, including impacts and mitigation related to construction emissions (Air-4); potential disturbance of nesting birds, (Bio-1); potential erosion and impacts to Pulgas Creek, (Bio-4a, -4b, and -4c); potential disturbance of unknown cultural, tribal cultural, and/or paleontological resources (Culture-2a, Culture-2b, GP-MM TRIB-1, and Geo-7); and potential accidental release of hazardous materials from building demolition and ground disturbance (Haz-2a and -2b).

Following construction, potentially significant operational impacts and mitigation are related to volatile organic compound emissions (Air-3) and employee transportation (Trans-2).

As detailed in the Draft EIR, all potentially significant impacts of the project would be reduced to less than significant levels through implementation of the identified mitigation measures. All other impacts would be less than significant due to details of the project or standard City requirements.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Known community concern regarding site contamination, life science biohazard facility operation, increased traffic, and traffic cutting through local residential streets due to the project.

Provide a list of the responsible or trustee agencies for the project.

- Because the project is located in the San Carlos Airport Land Use Compatibility Plan area, the project would be subject to a consistency determination by the Airport Land Use Commission.
- The project is required to comply with Municipal Regional Permit and Storm Water Pollution Prevention Plan requirements originating from the Bay Area Regional Water Quality Control Board (RWQCB) related to stormwater pollution prevention.
- The project generators would require approval by the Bay Area Air Quality Management District.
- Streambed Alteration Agreement from CDFW
- Clean Water Act Section 401 water quality certification from the RWQCB
- Waste discharge requirements from the RWQCB
- Clean Water Act Section 404 permit from the US Army Corps of Engineers
- Rivers and Harbors Act Section 10 authorization from the US Army Corps of Engineers